

178.0

0005

0022.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

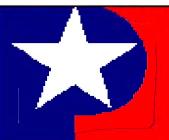
627,700 / 627,700

USE VALUE:

627,700 / 627,700

ASSESSED:

627,700 / 627,700



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
324		APPLETON ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	WRIGHT CAROLINE & EDWIN C JR
Owner 2:	
Owner 3:	

Street 1: 324 APPLETON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: WRIGHT EDWIN C JR/ANN K -

Owner 2: -

Street 1: 324 APPLETON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 6,440 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Aluminum Exterior and 1120 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6440		Sq. Ft.	Site		0	70.	0.95	7									429,238						429,200	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6440.000	198,500		429,200	627,700		120764
							GIS Ref
							GIS Ref
							Insp Date
							07/09/18

Parcel ID	178.0-0005-0022.0	Entered Lot Size	Total Land:	Land Unit Type:
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!14004!

## USER DEFINED

Prior Id # 1:	120764
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:53:24
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WRIGHT EDWIN C	66962-83		3/21/2016	Convenience		1	No	No	
THOMPSON MARY E	51854-311		10/31/2008		390,000	No	No		
	8327-53		1/1/1901	Family		No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION														
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
5/10/2018	582	Redo Bat	7,000						7/9/2018	MEAS&NOTICE	CC	Chris C												
									12/16/2008	Entry Denied	336	PATRIOT												
									12/22/1999	Meas/Inspect	163	PATRIOT												
									12/1/1981		PS													

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6	Colonial			Full Bath: 1	Rating: Average														
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 3 - Aluminum				A HBth:	Rating:														
Sec Wall:			%	OthrFix:	Rating:														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average														
Color: WHITE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C - Average				<b>CONDOS INFORMATION</b>															
Year Blt: 1949		Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>															
Avg Ht/FL: STD		Phys Cond: AV - Average		31. %															
Prim Int Wall: 2 - Plaster		Functional:																	
Sec Int Wall:		Economic:																	
Partition: T - Typical		Special:																	
Prim Floors: 3 - Hardwood		Override:																	
Sec Floors: 4 - Carpet		Total: 40 %		31 %															
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>															
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 125.00		Rate		Parcel ID	Typ	Date	Sale Price										
Subfloor:		Size Adj.: 1.35000002																	
Bsmnt Gar:		Const Adj.: 0.99594003																	
Electric: 3 - Typical		Adj \$ / SQ: 168.065																	
Insulation: 2 - Typical		Other Features: 62500																	
Int vs Ext: S		Grade Factor: 1.00																	
Heat Fuel: 2 - Gas		NBHD Inf: 1.00000000																	
Heat Type: 3 - Forced H/W		NBHD Mod:																	
# Heat Sys: 1		% AC:		WtAv\$/SQ:		AvRate:	Ind.Val												
% Heated: 100		LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO	Adj Total: 287748		Juris. Factor:			Before Depr:	168.06											
% Com Wall	% Sprinkled:	Depreciation: 89202		Special Features: 0			Val/Su Net:	97.11											
Depreciated Total: 198546				Final Total: 198500			Val/Su SzAd	177.23											
<b>MOBILE HOME</b>				Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]															
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 178.0-0005-0022.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items: [ ]				Total Special Features: [ ]				Total: [ ]							